



# Oregon

Kate Brown, Governor

## Department of Transportation

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November 14, 2022

ODOT #12791

## ODOT Response

<b>Project Name:</b> Alden Apartments Addition	<b>Applicant:</b> Alden Apartments
<b>Jurisdiction:</b> City of Tualatin	<b>Jurisdiction Case #:</b> AR22-0008
<b>Site Address:</b> 20400 SW MARTINAZZI AVE, 7800 SW Sagert St, Tualatin, Oregon	<b>State Highway:</b> I-5

The site of this proposed land use action is in the vicinity of I-5. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

### COMMENTS/FINDINGS

ODOT has reviewed the formal application materials submitted for the additions to Alden Apartments including new apartment buildings, parking lots, other hardscaping, and utility improvements. The project site is located in the vicinity of ODOT's I-5 facility and discharges to storm drain infrastructure within ODOT right-of-way. Due to the amount of impervious area modified, storm water management approaches are proposed. The applicant is indicating detention to 50 year events to accommodate their release to ODOT.

ODOT recommends the City of Tualatin require the applicant to obtain a Miscellaneous Permit from ODOT for connection to state highway drainage facilities as a condition of the land use approval. Please direct the applicant to the District 2B contact indicated below to determine permit requirements and obtain application information. All ODOT permits and approvals must reach 100% plans before the District Contact will sign-off on a local jurisdiction building permit, or other necessary requirement prior to construction.

Below is a summary of ODOT's initial technical review comments for the Preliminary Stormwater Report submitted in the formal application materials, however formal review of site drainage and storm water management plans will occur through the permitting process with ODOT Geo-Hydro staff.

- 1. The use of 50 year storm for detention is correct. ODOT will need to review analysis for the 100 year storm verifying that the facilities will safely store and release the check storm to approximate the risk to ODOT downstream facilities. What is the likelihood of impact to ODOT facilities?*
- 2. Two of the three proposed storm facility outfalls are shown on sheet C400 of the submitted materials. For the proposed building #J2, there is a proposed connection to an existing storm line. Where does this line outfall? All outfalls/scour pads need to be on the private property and maintained by the property owner.*
- 3. What is the allowable freeboard per CWS standards? Shown are 6-inch proposed on plans for the infiltration ponds. Our standard for ODOT facilities is 12-inch minimum.*

*This may not be required in this case, however the applicant will need to show the overflow risk.*

4. *In the pending final storm report, ODOT will need to review the pre and post development total volume of water contributing to ODOT's system.*
5. *Please present the full hydro-modification impacts to ODOT system and identify changes.*
6. *Hydrographs: The Post development hydrographs do not show the impact of the detention facility, only the increased runoff. ODOT will need to receive post development runoff hydrographs with the inclusion of the detention to understand the impact to the ODOT facility. The current provided post-development hydrographs only illustrate an increased peak and volume. The axis should have consistent and labeled units on both axis, i.e (CFS) and time (hours) not with days of the week (both on some charts).*

#### **ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL**

- An ODOT Miscellaneous Permit is required for connection to state highway drainage facilities. Connection will only be considered if the site's drainage naturally enters ODOT right of way. The applicant must provide ODOT District with a preliminary drainage plan showing impacts to the highway right of way.

A drainage study prepared by an Oregon Registered Professional Engineer is usually required by ODOT if:

1. Total peak runoff entering the highway right of way is greater than 1.77 cubic feet per second; or
2. The improvements create an increase of the impervious surface area greater than 10,758 square feet.

**Please send a copy of the Notice of Decision including conditions of approval to:**

ODOT Region 1 Planning  
Development Review  
123 NW Flanders St  
Portland, OR 97209

[ODOT\\_R1\\_DevRev@odot.oregon.gov](mailto:ODOT_R1_DevRev@odot.oregon.gov)

Development Review Planner: Diana Powers	<a href="mailto:Diana.Powers@odot.oregon.gov">Diana.Powers@odot.oregon.gov</a>
District Contact: District 2B	<a href="mailto:D2BUP@odot.oregon.gov">D2BUP@odot.oregon.gov</a>